

Background

In 1999, the Governor's Permanent Residence Commission was created by the Legislature with the passage of Senate Bill 1091 (Ortiz, Chapter 732, Statutes of 1999). Senate Bill 1091 reflects a bi-partisan effort to provide the Legislature with recommendations for the construction of a suitable and permanent residence for future Governors and First Families of the State of California.

The Governor's Permanent Residence Commission is comprised of nine members and is chaired by the Secretary of the State and Consumer Services Agency. Its membership includes the following: President pro Tempore of the Senate (or designated Senator); Speaker of the Assembly (or designated Assembly Member); Minority Leader of the Senate (or designated Senator); Minority Leader of the Assembly (or designated Assembly Member); the Secretary of State and Consumer Services Agency (Chair); the Secretary of Business, Transportation and Housing; the Director of Finance; the Director of the Department of General Services; and the Executive Director of the Capitol Area Development Authority (CADA). The State and Consumer Services Agency acted as staff to the Commission.

Specifically, the members of the Commission are:

- Secretary Aileen Adams, State and Consumer Services Agency, Chair
- Senator Deborah Ortiz
- Assembly Member Darrell Steinberg
- Senator Ross Johnson
- Assembly Member Dave Cox
- Secretary Maria Contreras-Sweet, Business, Transportation, and Housing Agency
- Tim Gage, Director, Department of Finance



- Cliff Allenby, Interim Director, Department of General Services
(Barry Keene, Director, Department of General Services, as of June, 2000)
- Ron Alvarado, Executive Director, Capitol Area Development Authority

Pursuant to the statutory requirements of SB 1091, the Commission was charged with a variety of tasks relating to the research and development of a Governor's Residence.

The Commission was required to:

- Consider available sites within the City of Sacramento and in the general vicinity of the State Capitol.
- Consider space needs and potential design options for suitable residential accommodations, official entertainment, public gatherings, and other public uses.
- Consider existing buildings or new construction with certain sensitivities to the historic fabric and architectural qualities of the surrounding neighborhoods.
- Work closely with the California Highway Patrol to provide a review of selected sites based on security requirements for the overall safety of the Governor and the First Family.
- Provide estimates for the acquisition and modification of the recommended site and building.
- Consult with local area leaders, members of the Capitol Area Committee, historic preservationists, and other parties interested in creating a Governor's Residence.
- Submit preliminary recommendations on January 1, 2000 and a final report by June 30, 2000. The recommendations included: site selections, design criteria, funding, and time estimates.

Senate Bill 1091 also established a Governor's Residence Account in the General Fund and transferred any existing funds in the Governor's Mansion Account to the Residence



Account. The law also prohibits any construction or purchase of real estate for the purpose of establishing a Governor's Residence before December 1, 2002. The Commission statutorily sunsets June 30, 2000.

INTERVIEWS WITH THE FIRST LADIES

Interviews were conducted with California's First Ladies Sharon Davis, Gayle Wilson, Gloria Deukmejian, and Nancy Reagan. The First Ladies indicated that the Residence should provide a certain level of family privacy, as well as an entertainment area separated from the private living quarters. One First Lady stressed the importance of providing public space and tours of portions of the Residence.

Retaining privacy was the most commonly discussed concern and the highest priority. Several of the First Ladies expressed concerns about the Residence being located near the Capitol, yet there was general agreement about the Residence being a relatively short drive to the Capitol building since many official functions at the Residence often follow events at the State Capitol. Concerns expressed about living in downtown Sacramento near the Capitol included: lack of privacy; inability for children and their friends to come and go freely; noise; and little "family" atmosphere in the Capitol Area surrounded by government and commercial buildings.

All of the First Ladies expressed a desire to have facilities for official entertaining separated from the private or family portions of the Residence. This is especially important for First Families whose children may or may not participate in official events.

While none of the First Ladies had strong opinions about the design elements of the Residence, all of them believed that it should be a classical style that would not be dated in future years. Two of the First Ladies felt the Residence should have at least five bedrooms for future Governors who may have large families. The importance of having appropriate accommodations for official guests and dignitaries also was emphasized.



The Commission considered the concept of locating the Executive Offices of the Governor on the same site as the Residence; however, all of the First Ladies interviewed strongly disagreed with this concept and emphasized the need to retain a sense of privacy and focus upon family life in the home. In addition, none of the other states surveyed had the Governor's official offices located at the Residence. In general, the First Ladies agreed that there was a need for home offices where work could be done away from the official offices at the Capitol.

Frustration was expressed over entertaining in a continual "make shift" fashion at temporary residences. Almost all large official events have occurred in warm weather months so entertaining could be conducted outdoors. All of the First Ladies agreed that gardens were extremely important to provide space for formal and informal entertaining, as well as privacy for the Governor and his or her family. The First Ladies emphasized the importance of locating the Residence on a site that was large enough to accommodate gardens, a sense of privacy, and the outdoor activities of a growing family.

All of the First Ladies agreed that California, of all states, should have a Residence that provides an elegant and gracious setting for official entertaining while permitting some privacy from the heavy demands of California's highest ranking public official.

NATIONAL SURVEY

At the request of the Governor's Permanent Residence Commission, nine large states were surveyed in depth for information on the official Governors' residences of those states. The surveyed states include:

Florida
Georgia
Illinois
Kentucky
Maryland

New York
Oklahoma
Pennsylvania
Texas



The survey requested information on site and facility size, proximity to the State Capitol Building, and specific features of the residential, public, reception/entertainment, and office space within the official residence complex. Additionally, the survey requested comments or suggestions the current occupants or managers would make for changes to the existing residence complex.

Results of Survey

With the exception of New York, all residences were developed specifically as the official residence for the Governor. The most recently constructed were the Georgia and Pennsylvania residences built in 1968. The Illinois residence was the first one built in 1855. Five of the residences are at least 70 years old; four are over 100 years old.

Site Location and Size

The Governors' residences in eight of the nine states are located within one mile of the State Capitol Building; five are within one tenth of a mile. All residences are situated on at least two acres. Five of the residences are situated on sites ranging from three to five and one half acres. Two residences are situated on sites larger than ten acres (13 and 18 acres).

Complex Size and Building Description

All states reported that the Governor's residence complex primarily consists of one main building. Assorted minor buildings include:

- cabana
- security sleeping quarters/guard house
- greenhouse
- maintenance shop
- garage/apartment building (used by family and guests)
- wine cellar
- storage building
- outdoor pavilion
- carriage house
- gate house



The sizes of the residence complexes vary significantly between 11,500 square feet (Florida) and 45,800 square feet (Illinois). In six states, the total size of the residence complexes ranges between 22,000 and 30,000 square feet.

Residential Space

The number of bedrooms varies between four and 11; four residences have six or seven. The number of bathrooms ranges between three and 14; four residences have between six and nine. Eight residences have more than one private dining room; capacities range from six to 16 for the smaller dining areas, and 22 to 64 for the larger.

Public Space

All states reported that the residence is open to the public for tours. The largest portion of space within the residences is devoted to public space. This area, which is generally on the first floor, ranges from 3,300 square feet to 30,000 square feet, with five residences having public space that ranges from about 5,000 square feet to 10,500 square feet. Public use areas within the residences include reception areas, state dining rooms, museums, gift shops, libraries, and ballrooms. Additionally, most states reported the residence complex includes gardens that are open to the public.

Reception/Entertainment Space

All states reported that the residences include formal reception areas. Many include ballrooms and commercial kitchens. Capacity for an indoor sit-down dinner varies from about 50 to 200, and capacity for a standing reception varies from about 100 to 1,500. Most states reported using tents outside to increase entertaining capacity.



Office Space

Five of the states report some type of office facilities included inside the residence. Most are for the Governor, First Lady and her staff, and residence staff. None of the states report Executive Office space being included in the residence complex.

Survey results are summarized in the table on the following page.

Based on the results of this research and the anticipated private and public space needs of the Residence, the Commission decided to develop programmatic requirements for a project that would not include Executive Offices for the Governor. In addition, the Commission decided to secure the services of an architectural consultant to assist with conceptual program development, site assessment, and general massing development. Paul Neel, former State Architect and retired Dean of the College of Architecture and Environmental Design at California Polytechnic State University, San Luis Obispo, was hired for this purpose.



Summary of Survey Results

Existing Governors' Residences

| | FL | GA | IL | KY | MY | NY | OK | PA | TX |
|---------------------------------------|--------|--------|--------------|--------|--------|--------|--------|--------|--------|
| Site (acres) | 3 | 18 | 1 city block | 5 | 2 | 5.5 | 13 | 3.5 | 2 |
| Distance from Capitol (miles) | 0.6 | 10 | 2 blocks | 0.1 | 0.1 | 1 | 0.1 | 1 | 0.1 |
| Total square feet in complex | 11,500 | 28,300 | 45,800 | 26,332 | 30,780 | - | 22,200 | 28,600 | 12,000 |
| Total # buildings on-site | 2 | 3 | 2 | 4 | 1 | 5 | 4 | 1 | 2 |
| Residential space - Y / N | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Total square feet | 3,000 | - | 5,000 | 4,784 | - | 10,000 | 7,000 | 4,200 | 2,800 |
| # Bedrooms | 4 | 7 | 7 | 6 | 9 | 11 | 4 | 6 | 5 |
| # Bathrooms | 4.5 | 11 | 9 | 6 | 14 | 11 | 6 | 7 | 3 |
| # Dining Rooms | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 1 |
| Capacity of Dining Rooms | 12; 48 | 8; 50 | 16 | 14; 24 | 12; 22 | 30; 16 | 6 - 64 | - | 32 |
| Public space - Y / N | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Total square feet | 3,300 | - | 30,000 | 7,400 | - | 10,000 | 10,500 | 6,000 | 4,800 |
| Reception/entertainment space - Y / N | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Indoor area - Y / N | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Total square feet | 940 | | 4,250 | 1,300 | - | - | 5,000 | 3,200 | 3,600 |
| Capacity - sit-down dinner | 48 | 200 | 144 | 80 | 100 | 150 | 200 | 150 | 50-75 |
| Capacity - standing reception | 100 | 250 | 1,500 | 250 | 250 | 300 | 350 | 400 | 250 |
| Outdoor area - Y / N | Y | Y | Y | Y | N | Y | Y | Y | Y |
| Total square feet | - | - | - | - | - | - | 5,000 | - | - |
| Capacity - dinner | - | - | - | - | - | - | 200 | - | - |
| Capacity - cocktails | - | - | - | - | - | - | 350 | - | - |
| Largest sit-down dinner | 300 | 225 | 250 | - | 100 | 200 | 220 | 250 | 350 |
| Largest standing reception | 500 | 300 | 1,500 | - | 250 | 500 | 300 | 500 | 1,000 |
| Office space - Y / N | Y | Y | Y | Y | Y | Y | N | N | N |
| Total square feet | 600 | - | 9,000 | 800 | - | - | - | - | - |
| # offices | 4 | 1 | 4 | - | 1 | 2 | - | - | - |

